

Matter-of-Right Zoning Parameters
December 1, 2008

Requirement	R-1-B	R-5-A	Proposed	
Use	Residential (detached)	Residential (detached, attached, apartment)	Residential (rowhouse)	
FAR	1.2 equivalent	.9	.98	
Building Height	40 feet (3 stories)	40 feet (3 stories)	Varies, but maximum of 49 feet (four stories)	
Lot Occupancy	40% maximum	40% maximum	28%	
Gross Floor Area	Approx. 100,291 square feet maximum	Approx. 33,676 square feet maximum	R-1-B Approx. 55,700 s.f.	R-5-A Approx. 62,834 s.f.
	Total: 133,967 gsf		Total: 118,534 gsf	
Rear Yard	25 feet	20 feet	R-1-B Varies, but at least 18 feet	R-5-A Varies, but at least 14.5 feet
Side Yard	8 feet	At least 3 inches per foot of height, but not less than 8 feet	R-1-B Varies, but at least 4.5 feet	R-5-A Varies, but at least .5 feet
Parking	1 space for each dwelling unit	1 space for each dwelling unit	53 spaces (1.4 spaces per dwelling unit) + 13 visitor spaces	

ZONING COMMISSION

CASE No. 08-21

EXHIBIT No. 35